

PCOC edits for Review 1-08-15 (did not get reviewed at 1-8-15 mtg.

4-2-15 (meeting unattended)

PCOC to review 6-4-15

Sec. 8.1.12 Limitations, Location, Use of Facilities

Add the following subsection:

(i) Off-site Use of Excess Parking

Any parking spaces provided that are not utilized by occupants of the property may be leased to an off-site user as an accessory use with the following restrictions:

1. Any lease shall include a provision for a 30-day cancellation period by the lessor.
2. Tenants of the property with the accessory parking lot shall always have first right of refusal for any spaces, and that they shall have the right to use the spaces upon notice of 30 days.
3. Any lessor of the spaces shall be located within 1,000 feet of the parking lot by the shortest pedestrian route.
4. The leased spaces can~~not only~~ be used to meet parking requirements under Article 8 of the CDO for any new or expanded development, except for the following:
5. Spaces to be used off-site are in excess of the requirement for the site and uses thereupon,
6. The spaces are deeded or permanently leased to the proposed user, and
- 4.7. Is located within 1,000 feet of the parking lot by the shortest pedestrian route. ~~leased to an existing use or a new use that complies with the parking requirements; they cannot be counted toward any user's own parking requirements as required under Article 8 of the CDO.~~
- 5.8. A zoning permit/certificate of appropriateness shall be obtained for the accessory use of any parking lot in any zoning district.
 - a. Approval of the zoning permit shall be contingent upon submittal of ~~the a~~ proposed lease ~~to be used~~ that meets all of the requirements ~~as~~ stated in this subsection. The lease and shall be subject to review and acceptance by staff.
 - b. A site plan designating the parking spaces to be leased shall be provided with the zoning permit application.

- c. Any leasing or use of spaces that has not obtained zoning permit approval or does not meet any of the restrictions herein shall constitute a violation and any zoning permit and/or right to lease the spaces shall be revoked.

Sec. 3.2.7 Administrative Review and Approval

Pursuant to the provisions of 24 V.S.A. Section 4464(c), this section provides for the administrative review and approval of new development and amendments to previously approved development

(a) Administrative Authority:

The administrative officer is hereby authorized to undertake the review and approval of all of the following types of applications:

1-6 As written

In addition, the administrative officer is hereby authorized to undertake the review and approval of certain COA Level II applications subject to the following thresholds and conditions:

7-12 As written

13. Any permit for an accessory parking lot under the provisions of Section 8.1.12 (i)

Article 13 Definitions

Accessory parking: Use of excess unused parking spaces for an off-site user may be permitted as an accessory use pursuant to the provisions of Section 8.1.12 (i)